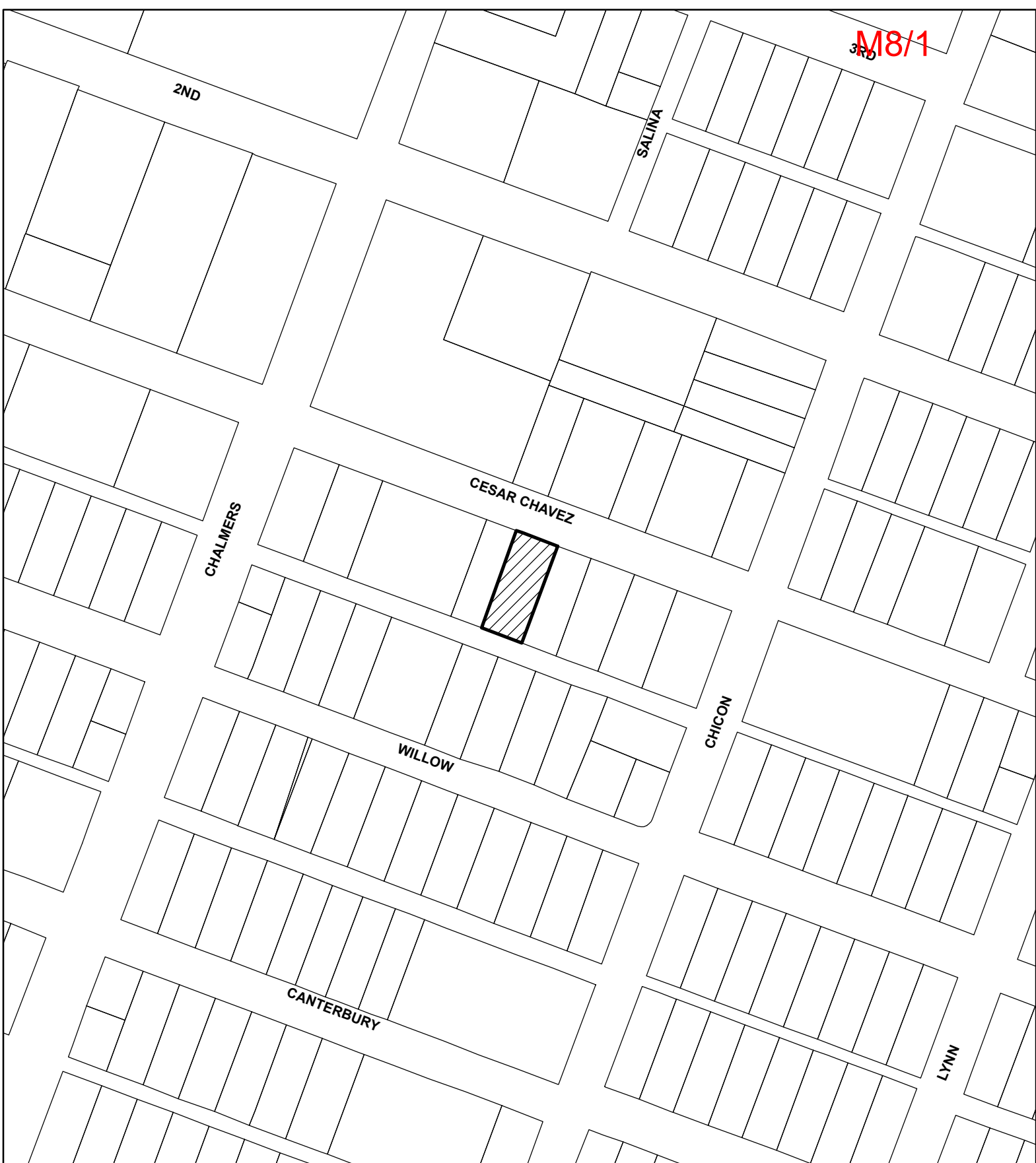


M8/1



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2017-0020

LOCATION: 1801 E Cesar Chavez Street



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 166'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

M8/2

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # _____	ROW # _____	Tax # _____
--------------	-------------	-------------

Section 1: Applicant Statement

Street Address: _____

Subdivision Legal Description:

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: _____

I/We _____ on behalf of myself/ourselves as
authorized agent for _____ affirm that on

Month _____, Day _____, Year _____, hereby apply for a hearing before the

Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: _____

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

b) The hardship is not general to the area in which the property is located because:

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: _____ Date: _____

Applicant Name (typed or printed): _____

Applicant Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: _____ Date: _____

Owner Name (typed or printed): _____

Owner Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Additional Space (continued)

[illegible]

Project Summary

Date: 3.27.2017
Address: 1801 E. Cesar Chavez St
Austin, TX 78702



We request modifying the requirements of Section 25-2-1062 of the Land Development Code regarding Height Limitations and Setbacks for Small Sites. The property located at 1801 E. Cesar Chavez is zoned CS-MU and currently has a residential use. The properties located to the east and west are also CS-MU with residential use. Properties to the south are single family residential. Residential Compatibility requirements dictate that our side setbacks are 15.5'. We request modifying the east side setback from 15.5' to 5' for the building and 3' for an ADA accessible ramp. We will not be changing the existing footprint that is currently in the building setback, only adding a second story over the existing one-story portion of the building. The addition will comply with the maximum height and parking requirements.

We have presented our request to the East Cesar Chavez Neighborhood Planning Team and our next-door neighbors and they have all expressed their support for the variance.

The intent of this development is to restore the portion of the structure built in 1907 and to add a contextually responsive addition in order to preserve and contribute to the historic character of the neighborhood. We plan to address compatibility between residential and office use with a multi-faceted strategy including sensitive site lighting, plantings, fencing, and careful location of windows. This strategy is compatible with the neighborhood and the goals of its residents.

Site Information

Lot size:	7,342.5 sf
Lot width:	52.73 ft
Lot depth:	139.81 ft
Zoning:	CS-MU-CO-NP (SF-3 when residential use)
Conditional Overlay:	Residential Design Standards (when residential use) Residential Compatibility Standards (when adjacent to residential zoning or use)
Neighborhood Plan:	East Cesar Chavez
Future Land Use:	Mixed use
Max Height:	60 ft allowed by zoning* *Residential Compatibility modifies to 30 ft and (2) stories max
Max Bldg Coverage:	95%
Max Impervious:	95%
Max FAR:	2:1
Minimum Building Setbacks Per CS Zoning:	
Front Yard:	10 ft*
Side Yard:	n/a*
Rear Yard:	n/a*
*Residential Compatibility Modifies to:	
Front Yard:	25 ft
Side Yard:	15.5 ft building, 5 ft parking from residential property
Rear Yard:	15.5 ft building, 5 ft parking from residential property

Current Building Area

Level 1:	1,880 sf
Level 2:	874 sf
Accessory Buildings:	609 sf
Total	3,363 sf

Proposed Building Area

Level 1:	1,797 sf
Level 2 Existing:	874 sf
Level 2 New:	807 sf
Total	3,478 sf

Net area gain = 3,478 sf – 3,363 sf = **115 sf**

Occupancy

Level 1:	18
Level 2:	17

Floor-Area Ratio

Existing:	3,363 sf building / 7,342.5 sf site = 0.46
Proposed:	3,478 sf building / 7,342.5 sf site = 0.47

Impervious Cover

Existing:	56.8%
Proposed:	70.0% estimated

Parking

One space for every 275 sf is required.

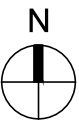
We propose utilizing the 20% Urban Core Reduction granted by the city based on central location of property, plus a 10% reduction for providing showering facilities to encourage bike access and multi-modal transportation to site.

$$(3,478 \text{ sf} / 275 \text{ sf}) \times 0.7 = 9 \text{ spaces}$$



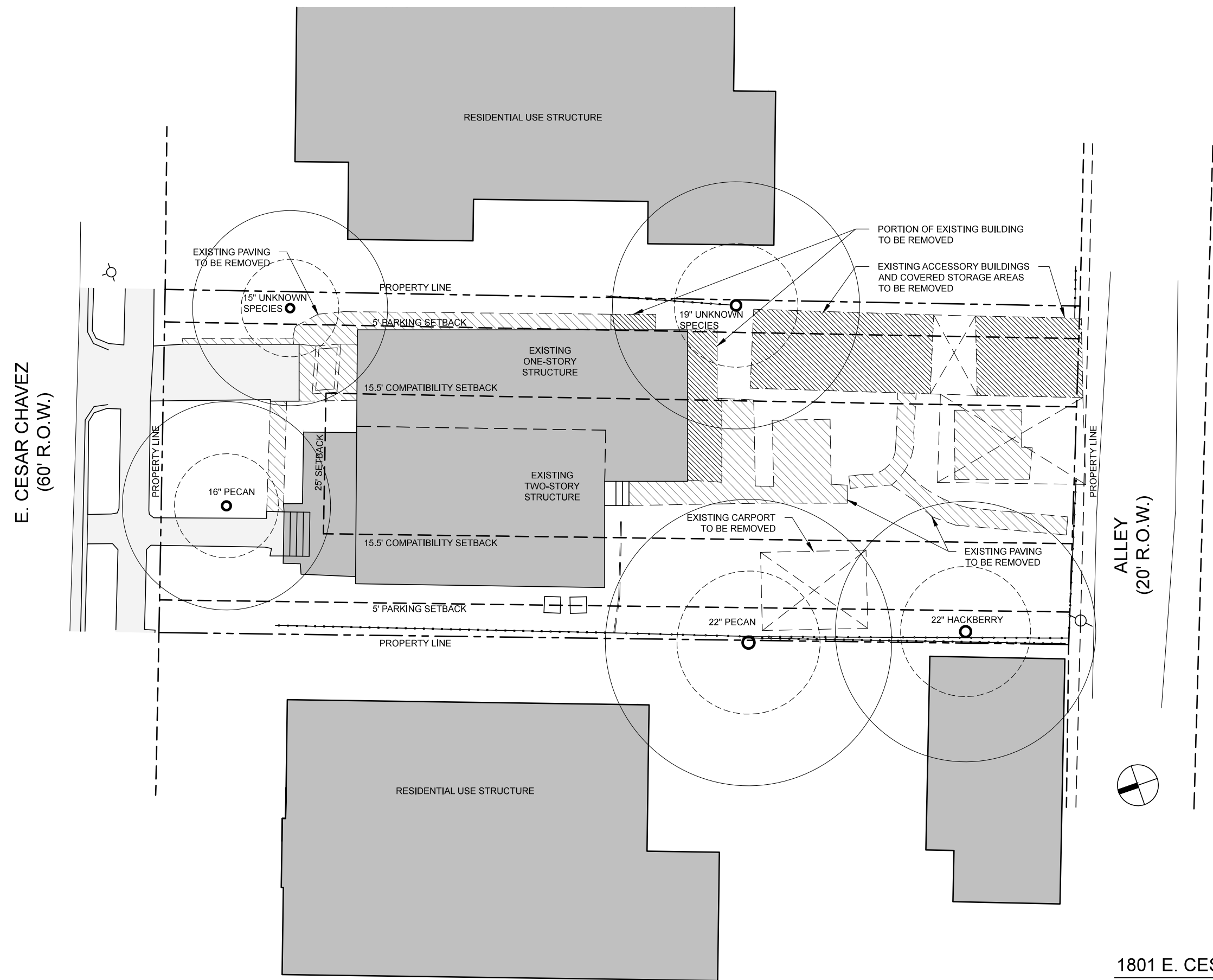
ZONING AND GRAPHICS PER CITY OF AUSTIN GIS

R = SINGLE FAMILY RESIDENTIAL
O = OFFICE
C = COMMERCIAL
M =MULTI-FAMILY
I = INDUSTRIAL

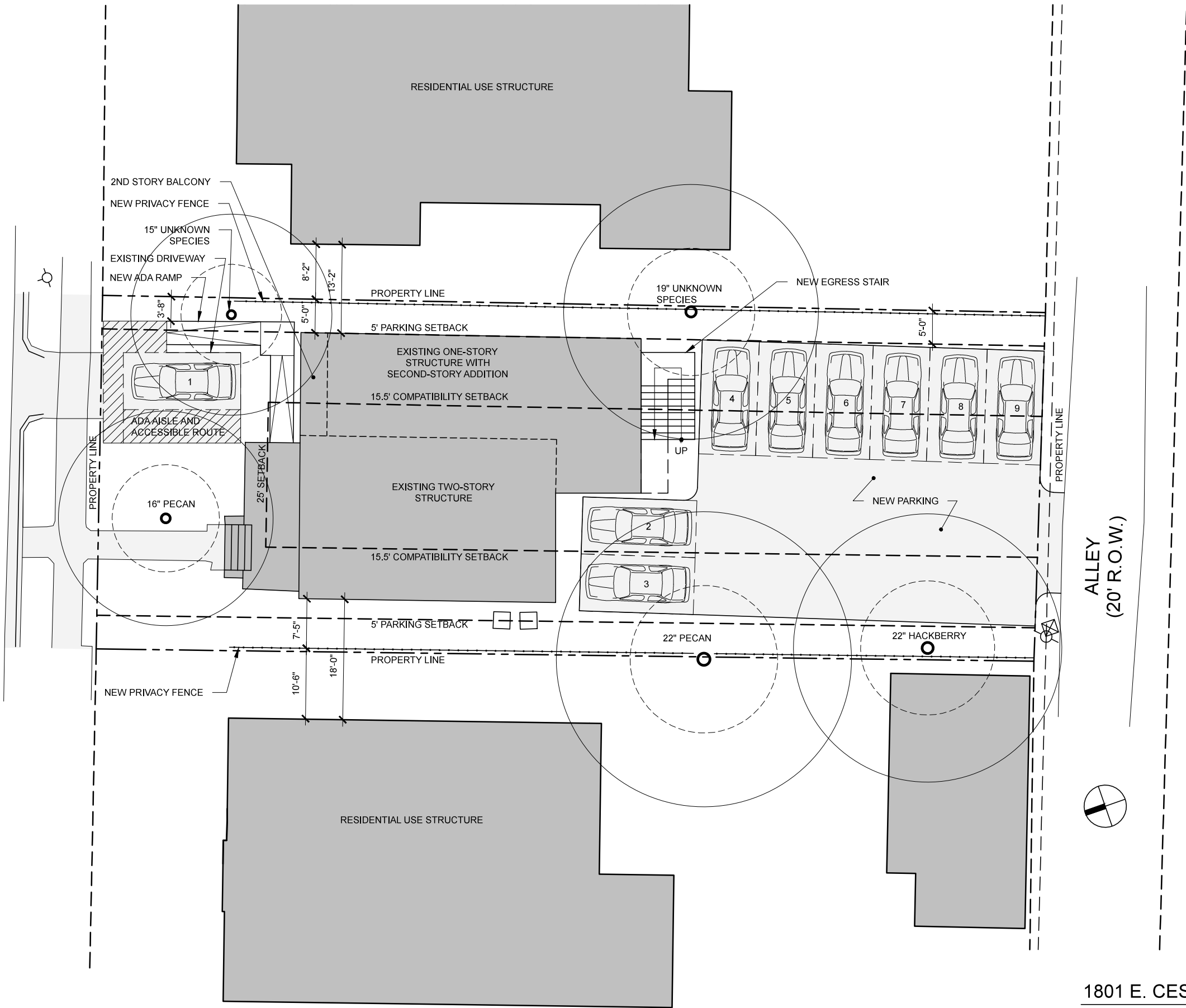


1801 E. CESAR CHAVEZ

SITE LOCATION
PROPERTIES WITHIN 500 FT RADIUS
SCALE: 1/128"=1'-0"
DATE: 03.07.2017



E. CESAR CHAVEZ
(60' R.O.W.)



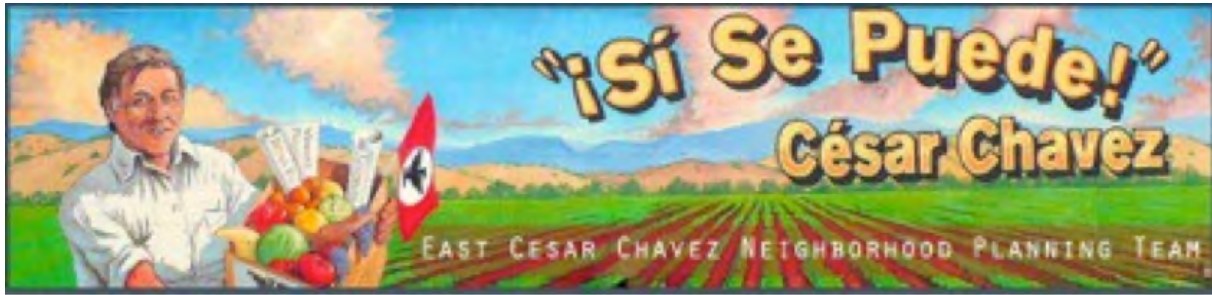
ALLEY
(20' R.O.W.)

1801 E. CESAR CHAVEZ

SITE PLAN
PROPOSED
SCALE: 1/16"=1'-0"
DATE: 03.27.2017







March 21, 2017
Board of Adjustments

City of Austin
RE: 1801 East Cesar Chavez, Austin, Tx 78702

Dear Board of Adjustment Members

I am writing on behalf of the East César Chavez Neighborhood Planning Team ("ECCNPT") in regards to the variance requested at 1801 East Cesar Chavez, Austin, Tx 78702.

The ECCNPT requests that you approve applicant's request for a 5' setback to allow for a second story over the existing footprint and a 3' setback for an ADA ramp on the east side of the property. The ECCNPT voted in favor of supporting this request on the grounds that (1) the requests are relatively modest and (2) the applicant has committed to preserving and rehabilitating the structure. As such, it will continue to match the look and feel of the adjacent homes and hopefully prevent the tear down of a structure built in 1907. Additionally, the property owner most impacted by this variance request has provided written support in favor.

We there respectfully request that you **approve** the applicant's request.

Sincerely,

Jose Valera
Chair, ECCNPT

Letter of Support
East Cesar Chavez Neighborhood Planning Team

1801 East Cesar Chavez

Matthew H. Moore

Tue, Mar 14, 2017 at 12:44 PM

To: Ada Corral <[REDACTED]>

Cc: Sarah Hafley <[REDACTED]>

To Whom it may concern:

As the owner of 1803 E. Cesar Chavez, I support the variance being requested by ECC Restorations, LLC at 1801 E. Cesar Chavez to modify section 25-2-1062 of the Land Development code. I understand that this variance would give ECC Restorations the ability to modify the east side setback from 15.5 feet to 5 feet in order to add a second story over the existing building.

Thanks,

Matthew H. Moore

1803 E. Cesar Chavez Street

Austin, TX 78702

(512) 773.0200

Letter of Support
Neighbor to East, 1803 E. Cesar Chavez

1801 E. Cesar Chavez

Sadowsky, Steve [REDACTED]

That should work - that sounds very similar to the proposal that Taylor was putting forward. The most important consideration here is retention of the front façade and its continued articulation separate from any new construction.

Steve Sadowsky
Historic Preservation Officer
City of Austin, Texas
974-6454

-----Original Message-----

From: [REDACTED]
Sent: Monday, January 23, 2017 9:38 AM
To: Sadowsky, Steve
Cc: Rice, Andrew; Ada Corral
Subject: Re: 1801 E. Cesar Chavez

Hi Steve,

I'm not familiar with Taylor Jackson - our client is in the process of purchasing the land so I believe Taylor's purchase may not have gone through. Our client's option period ends on Tuesday, January 31st, so it is important that we set a meeting with you this week. He needs to know if it's a project that will be financially feasible. The current strategy is to maintain the original two-story structure, then add a second story over the existing one story portion. Please let us know when you are available to meet.

Thanks,

Sarah Hafley, AIA

Jobe Corral Architects
505 W. 38th Street, Suite 1a
Austin, TX 78705
[REDACTED]
512.499.1591

On Tue, Jan 17, 2017 at 3:09 PM, Sadowsky, Steve <[REDACTED]>

> Hi Sarah:

>
> I spoke with Taylor Jackson several months ago about this project and
> the possibilities for removing the additions. I will be able to set
> up a meeting next week after Monday's Historic Landmark Commission meeting.

>

>

>

> Steve Sadowsky

>

> Historic Preservation Officer

>

> City of Austin, Texas

>

> 974-6454

>

>

>

Design Review
City of Austin Historic Preservation Department